076.0	0005	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	981,500 /	981,500
					USE VALUE:	981,500 /	981,500
					ASSESSED:	981,500 /	981,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RISING MEGAN L &
Owner 2:	LEBOW ERICA J
Owner 3:	
Street 1:	54 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RJJJ LLC -
Owner 2:	-
Street 1:	296 FULTON ST
Twn/City:	MEDFORD
St/Prov:	MA Cntry:
Postal:	02155

NARRATIVE DESCRIPTION

This parcel contains .199 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 2248 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8660.000	505,600		475,900	981,500
Total Card	0.199	505,600		475,900	981,500
Total Parcel	0.199	505,600		475,900	981,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.61 /Parcel: 436.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48353

GIS Ref

GIS Ref

Insp Date 03/19/15

!6359!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 076.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	505,600	0	8,660.	475,900	981,500		Year end	12/23/2021
2021	101	FV	490,600	0	8,660.	475,900	966,500		Year End Roll	12/10/2020
2020	101	FV	490,700	0	8,660.	475,900	966,600	966,600	Year End Roll	12/18/2019
2019	101	FV	363,000	0	8,660.	441,900	804,900	804,900	Year End Roll	1/3/2019
2018	101	FV	363,000	0	8,660.	441,900	804,900	804,900	Year End Roll	12/20/2017
2017	101	FV	363,000	0	8,660.	387,500	750,500	750,500	Year End Roll	1/3/2017
2016	101	FV	363,000	0	8,660.	353,500	716,500	716,500	Year End	1/4/2016
2015	101	FV	165,400	0	8,660.	312,700	478,100	478,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:46:41

LAST REV

Date	Time
12/28/17	08:29:18
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6359

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RJJJ LLC,	65242-263		4/21/2015		870,000	No	No		
NAJARIAN NISHAN	63685-417		5/30/2014	Change>Sale	415,000	No	No		
GRAHAM MARY T/L	41244-548		10/21/2003		370,000	No	No		
GRAHAM MARY T	32576-119		2/22/2001	Family	99	No	No		
	12324-516		11/1/1972		34,800	No	No		N

USER DEFINED

Prior Id # 1:	48353
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2017	4608	Solar Pa	4,608	C				
10/30/2015	1684	Foundati	19,000					
12/16/2014	1712	Heat App	8,000					Install a/c and fu
6/18/2014	690	Addition	150,000					
5/22/1997	272		3,000					ADD BATH/REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2015	Meas/Inspect	PC	PHIL C
6/26/2014	Info Fm Prmt	PC	PHIL C
5/6/2004	MLS	HC	Helen Chinal
10/13/1999	Meas/Inspect	266	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8660		Sq. Ft.	Site		0	70.	0.78	12									475,861						475,900	

Total AC/HA:	0.19881	Total SF/SM:	8660	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	475,861	Spl Credit		Total:	475,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.11708188
Const Adj.:	0.99742496
Adj $ / SQ:	144.847
Other Features:	109289
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	529950
Depreciation:	24378
Depreciated Total:	505573

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

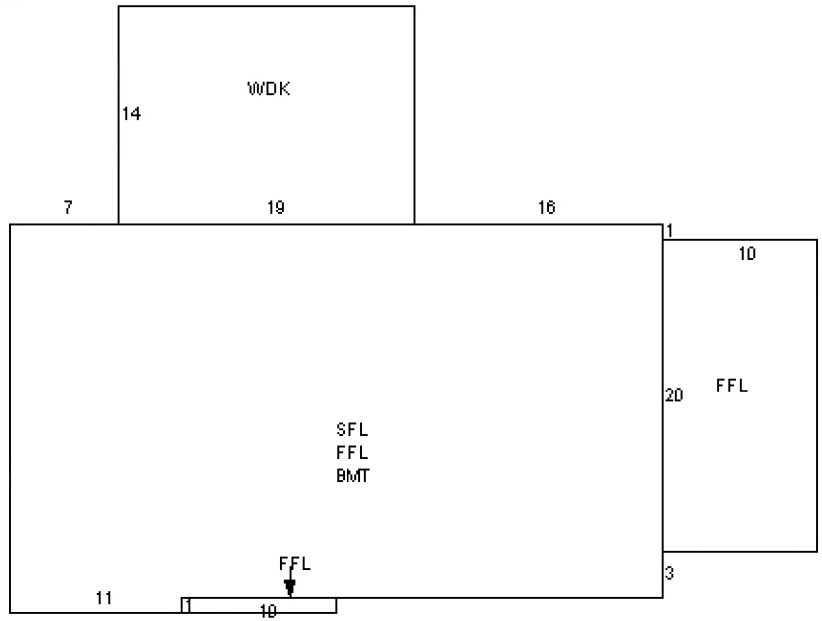
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	159.33
Special Features:	0	Val/Su Net:	143.11
Final Total:	505600	Val/Su SzAd	224.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,229	144.850	178,017
BMT	Basement	1,019	43.450	44,280
SFL	Second Floor	1,019	144.850	147,599
WDK	Deck	266	9.730	2,589

Net Sketched Area:	3,533		Total:	372,485	
Size Ad	2248	Gross Area	3533	FinArea	2248

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 076.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: